

Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Baltimore County, Maryland

In the Matter of  
  
Charles Henry Steg  
  
Respondent

Civil Citation No. 73066  
  
6808 Harewood Park Drive

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Baltimore County Code Enforcement Hearing Officer on April 14, 2010 for a Hearing on a citation for violations under the Baltimore County Code (BCC) section 13-7-310, failure to remove junk, trash and debris; Baltimore County Zoning Regulations (BCZR) section 431, failure to remove recreational vehicle (x2); section 415A, failure to cease improper parking of recreational vehicle; section 101, 102.1, general use: failure to cease open dump conditions on residential property known as 6808 Harewood Park Drive, 21220.

On March 30, 2010, pursuant to § 3-6-205, Baltimore County Code, Inspector Ryan Fisher issued a Code Enforcement & Inspections Citation. The citation was sent to the Respondent by 1<sup>st</sup> class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$5,000.00 (five thousand dollars).

The following persons appeared for the Hearing and testified: Lesley S. Atkinson, Esquire representing the Respondent, Charles Henry Steg, Sr. (not present), and Ryan Fisher, Baltimore County Code Enforcement Officer.

After proper consideration of all the evidence presented, the Hearing Officer finds:

A. A Correction Notice was issued on February 1, 2010 for removal of two commercial vehicles, improperly parked recreation vehicle. This Citation was issued on March 30, 2010. This Citation was issued for open dump and for failure to remove junk, trash and debris without prior Correction Notice pursuant to the Department's adopted criteria, for activity that contributes to the propagation of rodents including the improper storage, placement and removal of garbage and rubbish. BCC Section 3-6-205.

B. Inspector Ryan Fisher testified that this property has a history of repeated code violations for open dump conditions and impermissible junk, trash and debris in the yard. In 2008 the County cleaned up the premises at Respondent's expense.

C. Inspector Fisher testified that initial inspection on February 1, 2010 found two commercial vehicles and an improperly parked recreational vehicle. Photographs show two large commercial box trucks parked in the yard of this residential property. A commercial vehicle exceeding 10,000 pounds gross vehicle weight or gross combination weight may not be parked on a residential lot for a period exceeding the time essential to the immediate use of the vehicle. BCZR Section 431.1. Photographs show a large recreational vehicle parked next to the house. County zoning regulations allow the outside storage of one recreational vehicle on a residential lot, but the vehicle must be parked at least eight feet to the rear of the front of the house. BCZR Section 415A.1.

D. Photographs show large quantities of junk and debris in the yard including furniture, cinderblocks, buckets, scrap metal, and lumber. Additional piles are covered with tarpaulins. This violates prohibitions against the accumulation of junk, trash and debris on residential property, and prohibitions against creation of possible harborage for rats. BCC Section 13-4-201, Section 13-7-309, Section 13-7-310.

E. Attorney Lesley S. Atkinson, Esq. appeared on behalf of Respondent Steg. He stated that his client is 73 years old and is currently being held in jail without bail on a serious criminal charge, and that there is a pending motion for a competency hearing. Mr. Atkinson is attempting to arrange for some of the violations to be corrected, in particular the removal of the improperly parked commercial vehicles.

F. Because compliance is the goal of code enforcement, additional time will be extended to permit voluntary removal of the commercial vehicles.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$100.00 (one hundred dollars).

IT IS FURTHER ORDERED that the County is authorized to enter the property for the purpose of removing all junk, trash, debris, and garbage, at Respondent's expense.

IT IS FURTHER ORDERED that after May 5, 2010, the County may enter the property for the purpose of removing all commercial vehicles, at Respondent's expense.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this 16<sup>th</sup> day of April 2010

Signed: ORIGINAL SIGNED  
Margaret Z. Ferguson  
Baltimore County Hearing Officer

**NOTICE TO RESPONDENT:** The Respondent is advised that (1) pursuant to §3-6-206(g)(2) of the Baltimore County Code, the Respondent may make written application to the Director of the Department of Permits & Development Management within 10 days to modify or amend this order and (2) pursuant to §3-6-301(a), Baltimore County Code, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.

MZF/jaf

After proper consideration of all the evidence and testimony presented, the Hearing Officer finds:

A.

IT IS ORDERED by the Code Enforcement Hearing Officer that a civil penalty be imposed in the amount of \$

IT IS FURTHER ORDERED that the civil penalty will be

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty as authorized above shall be imposed as a lien upon the property.

IT IS FURTHER ORDERED that if not paid within thirty days of billing, the civil penalty AND any expenses incurred by Baltimore County, as authorized above, shall be imposed and placed as a lien upon the property.

IT IS FURTHER ORDERED that the County inspect the property to determine whether the violations have been corrected.

ORDERED this \_\_\_\_\_ day of April 2010

Signed: \_\_\_\_\_  
Margaret Z. Ferguson  
Baltimore County Hearing Officer

**NOTICE TO RESPONDENT:** The Respondent is advised that (1) pursuant to §3-6-206(g)(2) of the Baltimore County Code, the Respondent may make written application to the Director of the Department of Permits & Development Management within 10 days to modify or amend this order and (2) pursuant to §3-6-301(a), Baltimore County Code, the Respondent may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order; any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.